

AMENDMENT ONE
CONSTRUCTION MANAGEMENT RISK (CMAR) SERVICES
North Park Village (NPV) Gymnastics Center - Building B
CONTRACT NUMBER PS3076

This Amendment to Agreement Number **PS3076** (“**Amendment**”) is entered into as of April 18, 2025 by and between the Public Building Commission of Chicago, a municipal corporation organized and operating under the Constitution of the State of Illinois and having its principal office at Richard J. Daley Center, 50 West Washington Street, Room 200, Chicago, Illinois 60602 (“**Commission**”), and **All Construction Group**, located at 1425 S. 55th Ct, Cicero, Illinois (“**ALL**” or “**Construction Manager**”) and hereby amends the Agreement for the **North Park Village (NPV) Gymnastics Center – Building B** (the “**Agreement**”) dated **April 25, 2022**, between the Commission and the Construction Manager as further set forth herein. Collectively, PBC and **ALL** or Construction Manager are referred to herein as the “**Parties**.”

RECITALS

WHEREAS, the Commission, on behalf of the Department of Assets, Information and Systems (“**AIS**”) now known as the Department of Fleet and Facilities (“**2FM**”), has undertaken the renovation, rehabilitation, improvement, and construction of the **North Park Village (NPV) Gymnastics Center – Building B** (the “**Project**”) located at 5801 N. Pulaski Road, Chicago, Illinois; and

WHEREAS, the Commission requires certain construction manager services (“**Services**”) described in this Agreement for the Project; and

WHEREAS, at its annual meeting on October 6, 2021, the Board of Commissioners of the Public Building Commission of Chicago (PBC Board) approved a partial undertaking in the amount of \$1,200,000 for the Project; and

WHEREAS, at its regular meeting on April 25, 2022, the PBC Board approved the appointment of **ALL** to be the Construction Manager for the Project; and

WHEREAS, the Commission approved the Guaranteed Maximum Project Cost Proposal (“**GMP**”) of \$755,375 with **ALL** for the Project; and

WHEREAS, the IGA Project Notification Form executed on September 26, 2024 by 2FM and the Office of Budget Management reallocated funds previously approved for all North Park Village Projects and provided additional funding for a revised funding authority of \$2,151,000 for NPV Gymnastics Center Building B; and

WHEREAS, the Commission and Construction Manager desire to amend the Agreement to establish a revised GMP in the amount of **\$1,600,000** as provided in this Amendment that is within the amount that has been authorized by the PBC Board for the Project; and;

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NOW THEREFORE, in exchange for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Commission and Construction Manager, the Parties hereby agree to amend the Agreement and establish the Project GMP as follows:

AMENDMENT

I. TERMS AND CONDITIONS

The recitals set forth are hereby incorporated in and made a part of the Agreement.

II. COMPENSATION

DELETE the form in Exhibit H of the Agreement “Guaranteed Maximum Project Cost Proposal” and **REPLACE** with the “Amendment One Guaranteed Maximum Project Cost”

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GUARANTEED MAXIMUM PROJECT COST PROPOSAL
PS3076: NPV Gymnastics Center (Building B)
ALL Construction Group

DESCRIPTION	COST
1. General Conditions	\$175,420.80
2. Payment and Performance Bond & Insurance	
Payment and Performance Bond \$118,911 Insurance \$14,707	\$23,618.02
3. Construction (A+B)	
A. TOTAL Pre-Construction Services ¹	
\$66,862.47	
B. Cost of the Work ¹	\$1,360,156.48
(Cost of Construction + Allowances + CM Contingency + Commission's Contingency)	
Cost of Construction \$1,173,821.89 Environmental Allowance \$25,000.00 CM's Contingency \$47,236.06 Commission's Contingency \$47,236.06	
TOTAL Cost of Work (B) \$1,296,634.22	
4. Construction Manager's Fee (percentage of the total value of line 3)	3%
	\$40,804.70
5. The Guaranteed Maximum Project Cost Proposal will be the values of Lines 1 + 2 + 3 + 4	\$1,600,000

¹ Indicates values to be included in the MBE/WBE calculation (Line 3 – Construction)

² Unused portions of all funds will be returned to the Project's budget and ultimately, the City of Chicago (AIS)

Signature:  AC - President

Date: July 25, 2025

PS3076: PV Gymnastics Center (Building B)

GUARANTEED MAXIMUM PROJECT COST PROPOSAL
PS3076: NPV Gymnastics Center (Building B)
ALL Construction Group

DESCRIPTION	COST
1. General Conditions	\$175,420.80
2. Payment and Performance Bond & Insurance	
Payment and Performance Bond	\$11,809.01
Insurance	\$11,809.01
	\$23,618.02
3. Construction (A+B)	
A. TOTAL Pre-Construction Services ¹	
	\$66,862.47
B. Cost of the Work ¹	
(Cost of Construction + Allowances + CM Contingency + Commission's Contingency)	
Cost of Construction	\$1,173,821.89
Environmental Allowance	\$25,000.00
CM's Contingency	\$47,236.06
Commission's Contingency	\$47,236.06
TOTAL Cost of Work (B)	\$1,296,634.22
4. Construction Manager's Fee (percentage of the total value of line 3)	3%
	\$40,804.70
5. The Guaranteed Maximum Project Cost Proposal will be the values of Lines 1 + 2 + 3 + 4	<u>\$1,600,000</u>

***** Added for legibility purposes only. Scanned copy is hard to read. *****

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IN WITNESS WHEREOF, the parties hereto have agreed and executed this Amendment 1.

ATTEST:
PUBLIC BUILDING COMMISSION OF CHICAGO




Chairman



Secretary

Date: 7/30/2025


Approved as to form and legality:



Neal & Leroy, LLC

Date: 7/29/2025

CONSTRUCTION MANAGER:

AH Construction Group


President or Authorized Designee

July 25, 2025
Date

AFFIX CORPORATE
SEAL, IF ANY, HERE

County of COOK
State of IL

Construction Managers subscribed and sworn to me this 25th day of July,
2025.



Notary Public Signature

My Commission expires: 4.10.27
(SEAL OF NOTARY)

